

166.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

917,300 / 917,300

917,300 / 917,300

917,300 / 917,300

APPRaised:

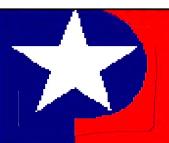
USE VALUE:

ASSESSED:

917,300 / 917,300

917,300 / 917,300

917,300 / 917,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		ASHLAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HAMILL DEBORAH J-ETAL	
Owner 2: HARRELSON WILLIAM B	
Owner 3:	

Street 1: 27 ASHLAND STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 8,964 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Wood Shingle Exterior and 3040 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8964		Sq. Ft.	Site		0	70.	0.77	8									482,243						482,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8964.000	435,100		482,200	917,300		109741
							GIS Ref
							GIS Ref
							Insp Date
							08/03/18

PREVIOUS ASSESSMENT									Parcel ID	166.0-0001-0004.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2020	101	FV	435,000	0	8,964.	482,200	917,200	917,200	Year End Roll		12/18/2019
2019	101	FV	340,600	0	8,964.	482,200	822,800	822,800	Year End Roll		1/3/2019
2018	101	FV	353,700	0	8,964.	427,100	780,800	780,800	Year End Roll		12/20/2017
2017	101	FV	353,700	0	8,964.	358,200	711,900	711,900	Year End Roll		1/3/2017
2016	101	FV	353,700	0	8,964.	358,200	711,900	711,900	Year End		1/4/2016
2015	101	FV	334,400	0	8,964.	310,000	644,400	644,400	Year End Roll		12/11/2014
2014	101	FV	334,400	0	8,964.	299,700	634,100	634,100	Year End Roll		12/16/2013
2013	101	FV	334,400	0	8,964.	285,200	619,600	619,600			12/13/2012

SALES INFORMATION									TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes						
GUINANE GEORGE	21741-519		2/6/1992		213,500	No	No	Y							

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name	
6/25/2013	939	Re-Roof	12,300	C						8/3/2018	Meas/Inspect	CC	Chris C	
3/19/2008	260	Redo Bat	13,000			G9	GR FY09			5/1/2014	External Ins	PC	PHIL C	
										7/10/2013	Info Fm Prmt	EMK	Ellen K	
										10/29/2008	Meas/Inspect	163	PATRIOT	
										12/28/1999	Mailer Sent			
										12/9/1999	Measured	243	PATRIOT	
										1/1/1982		GP		

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial	Sty Ht: 2H - 2 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Fair	A Bath: 1	Rating: Average	2 FRPL NON FUNC, OF=TUB ON UAT.				17	14	19	8				
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 2 - Clapboard	50 %	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	WDK	17	2	1			
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	OthrFix: 1	Rating: Average	Kits: 1	Rating: Average	A Kits:	Rating:	Fpl: 3	Rating: Average	WSFlue:	Rating:	1st Res Grid Desc: Line 1 # Units: 1					
GENERAL INFORMATION				OTHER FEATURES				Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	Totals	RMS: 9	BRs: 5	Baths: 1	HB	
Grade: C+ - Average (+)	Year Blt: 1910	Eff Yr Blt:	Alt LUC:	Location:	Total Units:	Floor:	% Own:	Exterior:	No Unit RMS BRS FL	Interior:	1 9 5								
Jurisdct: G10	Fact: .	Const Mod:	Lump Sum Adj:	Name:	Phys Cond: AG - Avg-Good	Functional:	Economic:	Additions:		Kitchen:		Baths:							
					26. %	Special:	Override:	Bathrooms:											
INTERIOR INFORMATION				DEPRECIATION				Plumbing:		Electric:		Heating:							
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Total: 26.4 %				General:	1 9 5										
CALC SUMMARY				COMPARABLE SALES															
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical		Basic \$ / SQ: 125.00	Size Adj.: 0.99185252	Const Adj.: 1.00989902	Rate	Parcel ID	Typ	Date	Sale Price							
Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W		Adj \$ / SQ: 125.209	Other Features: 97500	Grade Factor: 1.10												
# Heat Sys: 1	% Heated: 100	% AC:	Solar HW: NO	Depreciated Total: 435071	NBHD Inf: 1.00000000	NBHD Mod:	LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val									
% Com Wall	% Sprinkled:				Adj Total: 591130	Depreciation: 156058	Juris. Factor: 1.00	Juris. Factor: 1.00	Before Depr: 137.73	Special Features: 0	Val/Su Net: 82.62	Final Total: 435100	Val/Su SzAd: 141.66						
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 166.0-0001-0004.0				IMAGE						
SPEC FEATURES/YARD ITEMS								AssessPro Patriot Properties, Inc											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:							Total Special Features:						Total:					